



# TOWN COUNCIL

11.16.2022

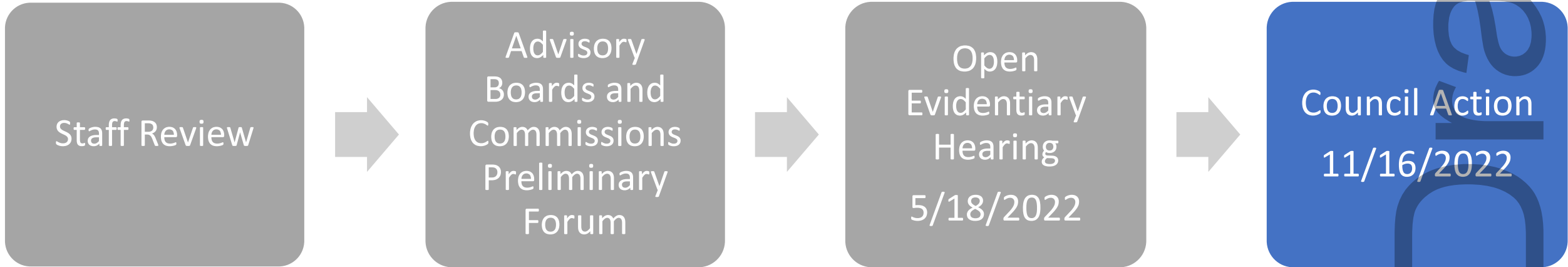
## Chapel Hill North (Harris Teeter) – Special Use Permit Modification





# PROCESS

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# PROCESS

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Quasi-Judicial Process

No Council discussion outside the public hearing

Speakers provide factual evidence under oath during the evidentiary hearing

Council reviews evidence and determines if ordinance standards are met

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# PROJECT UPDATES

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- Applicant has submitted:
  - Factual Background and Statement of the Case
  - Appraisal

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# RECOMMENDATION

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- Close the evidentiary hearing
- Consider a Special Use Permit (SUP) Modification
  - Resolution A – Approve SUP Modification
  - Resolution B – Deny SUP Modification

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# PROCESS

Master Land Use Plan (MLUP)



Special Use Permit (SUP)



Individual Projects

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# FINDINGS OF FACT

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## *4.5.2 Standards and Findings of Fact.*

*(1) That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;*

(2) That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (article 6), and with all other applicable regulations;

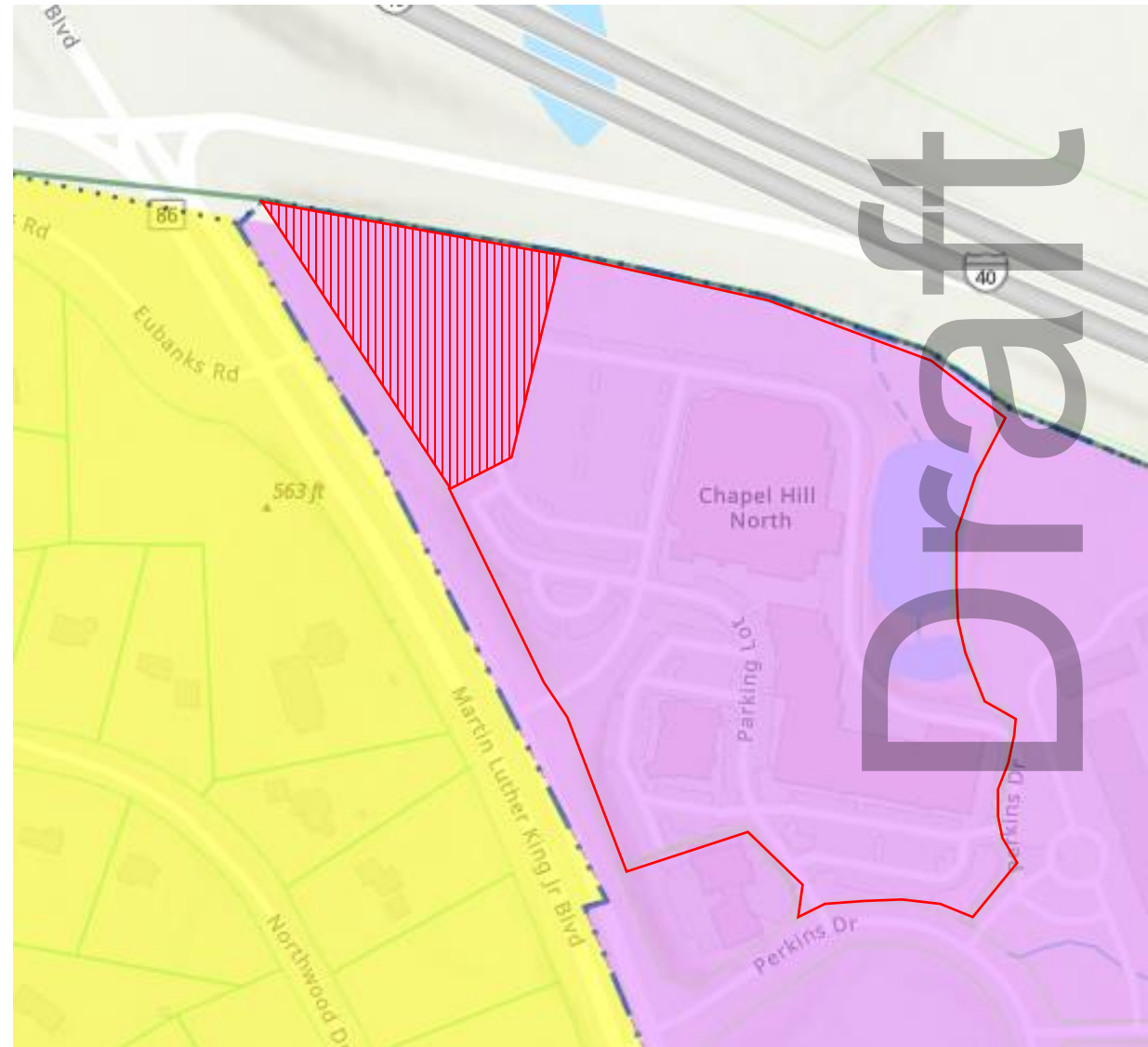
*(3) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and*

*(4) That the use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.*



# PROJECT SUMMARY

- ❑ 5-acre site
- ❑ Encumbered by the Chapel Hill North MLUP
- ❑ Extend SUP to Parcel #9880-27-0438
- ❑ 11,572 sf addition to grocery store & pharmacy drive-in window
- ❑ New fuel center with 7 fuel pumps (14 fuel positions) & 240 sf kiosk
- ❑ Additional parking and drive aisles







# EXISTING CONDITIONS

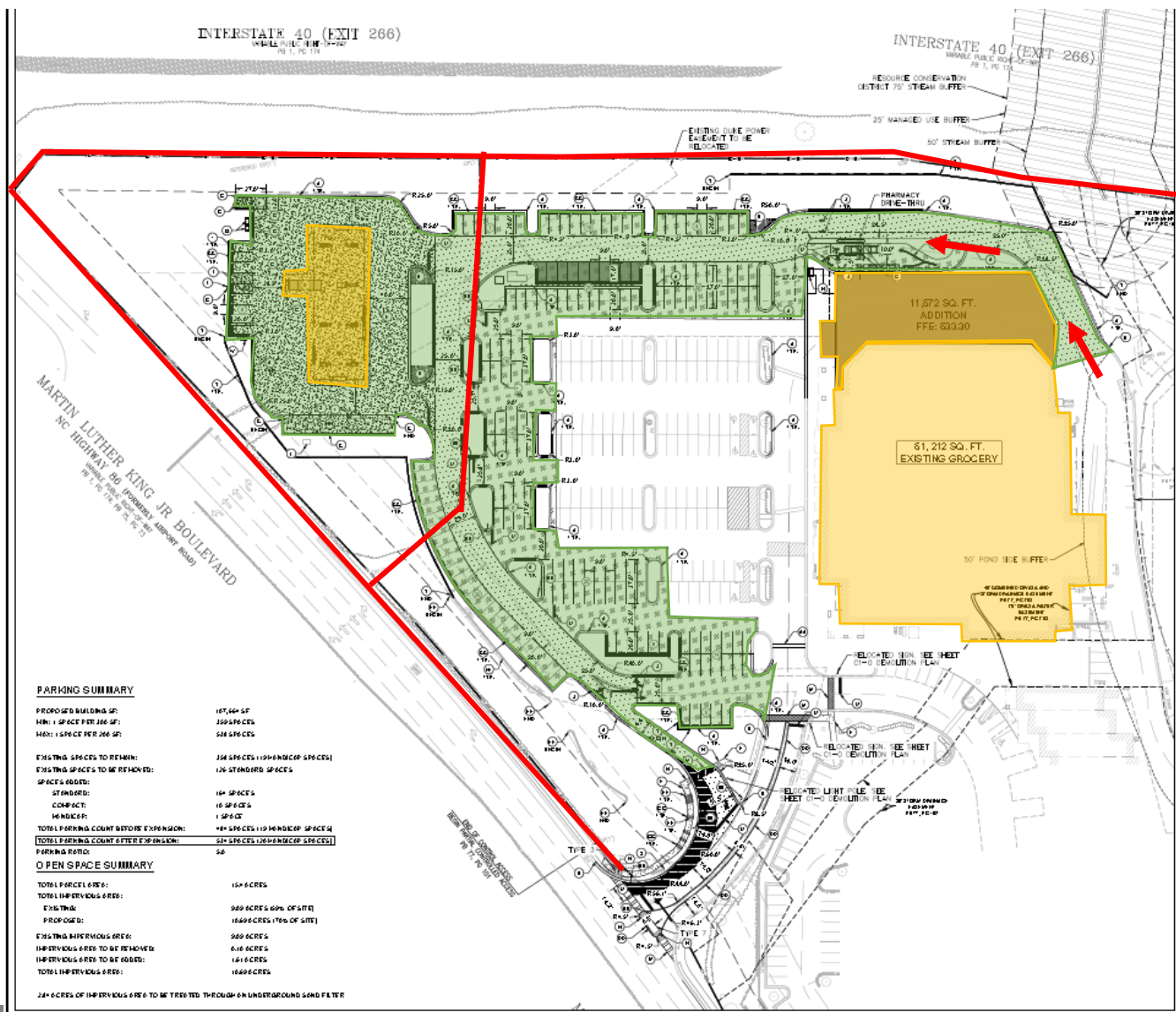
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# SITE PLAN



**PARKING SUMMARY**

PROPOSED BUILDING SF:	107,644 SF
MIN. 1 SPACE PER 264 SF:	408 SPACES
MAX. 1 SPACE PER 264 SF:	518 SPACES
EXISTING SPACES TO REMAIN:	258 SPACES (119 HANDICAP SPACES)
EXISTING SPACES TO BE REMOVED:	126 STANDARD SPACES
SPACES ADDED:	
STANDARD:	164 SPACES
COMPACT:	16 SPACES
HANDICAP:	1 SPACE
TOTAL PARKING COUNT BEFORE EXPANSION:	444 SPACES (119 HANDICAP SPACES)
TOTAL PARKING COUNT AFTER EXPANSION:	514 SPACES (120 HANDICAP SPACES)
PARKING RATIO:	5.6

**OPEN SPACE SUMMARY**

TOTAL PARCEL ACRES:	154.6 ACRES
TOTAL IMPERVIOUS ACRES:	
EXISTING:	989 ACRES (64% OF SITE)
PROPOSED:	1669 ACRES (10% OF SITE)
EXISTING BIOPOROUS ACRES:	989 ACRES
IMPERVIOUS ACRES TO BE REMOVED:	616 ACRES
IMPERVIOUS ACRES TO BE ADDED:	1669 ACRES
TOTAL IMPERVIOUS ACRES:	1669 ACRES

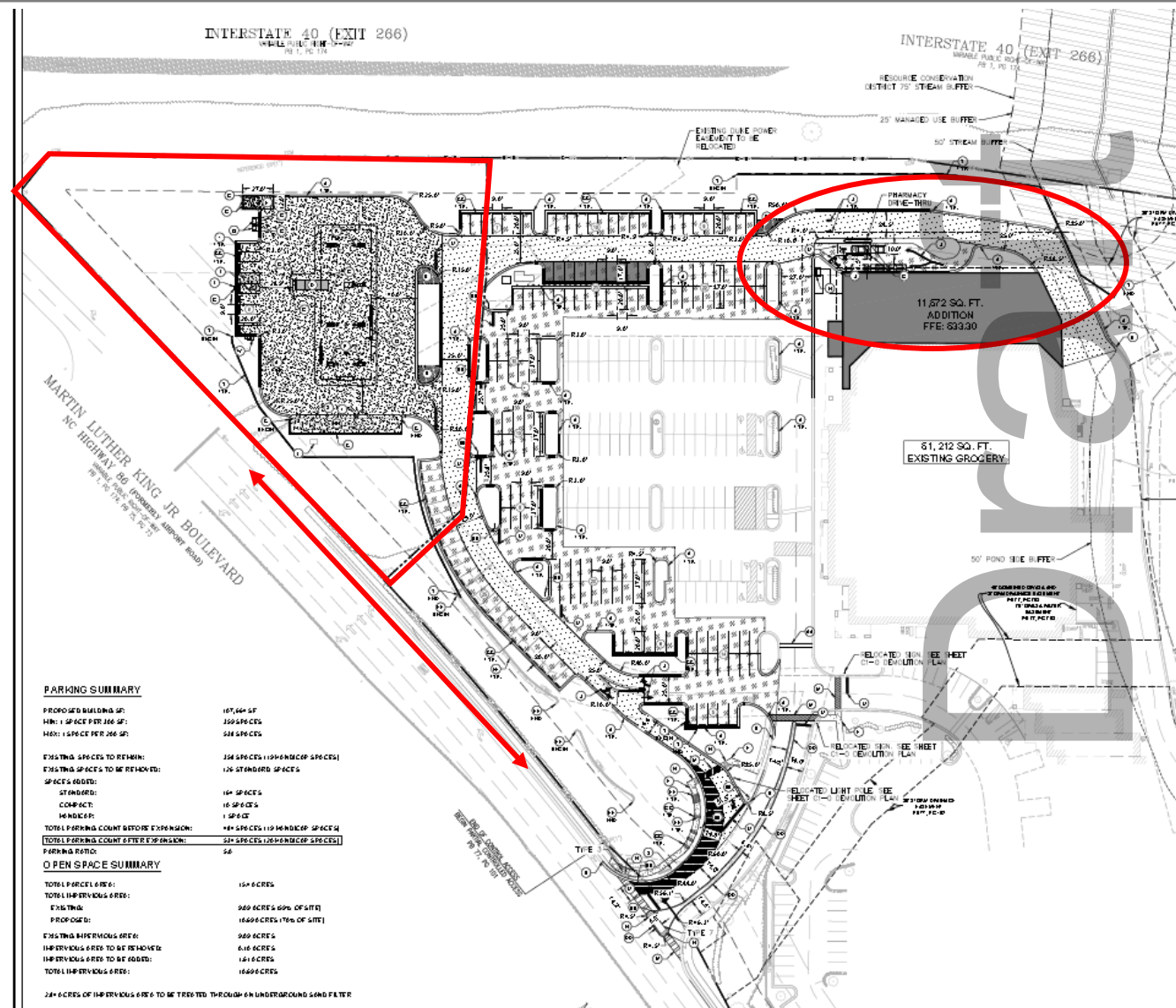
24.6 ACRES OF IMPERVIOUS AREAS TO BE TREATED THROUGH AN UNDERGROUND SAND FILTER

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# PROPOSED MODIFICATIONS

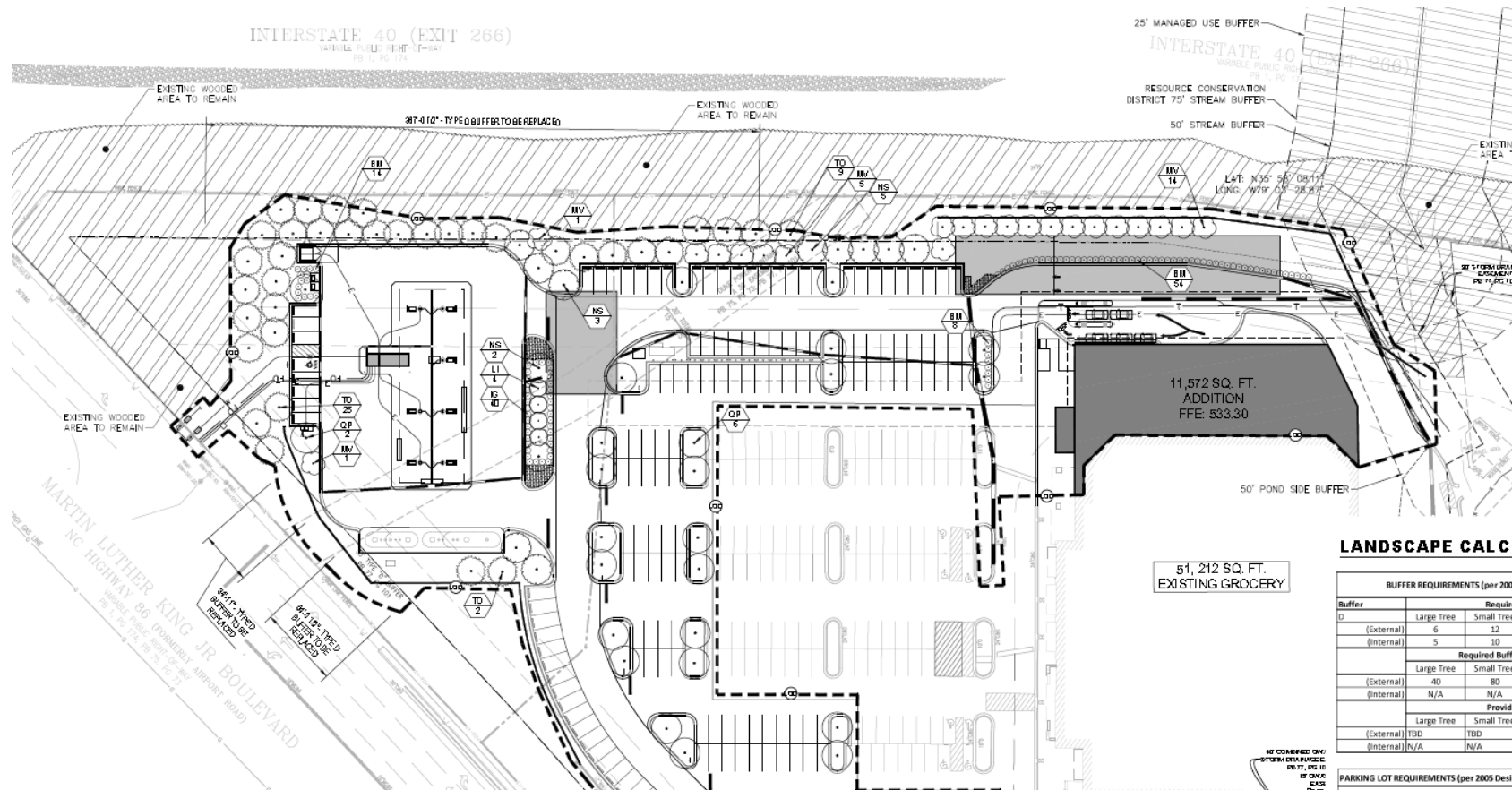
- Extend the SUP to encumber fuel center parcel
- Modify the SUP to allow for pharmacy drive-in and service station





# PROPOSED MODIFICATIONS

- Modify the I-40 Buffer from 100 ft Type 'E' to 30 ft Type 'D'



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